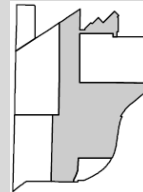


Topic/Citation	CRC Discussion, Staff Recommendation, and Public Comment		Affects DT	Status
General				
1. Harmonize native species requirements throughout the code (Nolen) (Ex. B, 30-020(3)(b)(iv))	CRC 5/24: There is a requirement for 50% native species for plant materials in the OBAT zone. These requirements should be harmonized throughout the code.	Staff 6/14: The code rewrite team will work to ensure these are harmonized to the extent that policy allows. The residential and landscaping chapters are the other chapters that are affected.	Y	Opened 5/24 Draft accepted 7/26
2. Map readability (Stewart) (Ex. B, sec. 30-030(1))	CRC 5/24: Commissioner Stewart and others recommended improving map readability by shading the relevant zone and improving print resolution.	Staff 6/14: Staff has updated the maps consistent with CRC direction.	N	Opened 5/24 Draft accepted 6/14
Overlake Business and Advanced Technology (OBAT)				
3. Consider generalizing tree grate requirement (Nolen) (Ex. B, 30-020(2))	CRC 5/24: Commissioner Nolen asked whether tree grates always needed to be “cast iron” as long as they meet ADA standards.	Staff 6/14: Staff concurs and will revise the proposed code.	N	Opened 5/24 Draft accepted 6/14
4. Buffer requirement seems to be more than is needed to accomplish purpose (Nolen) (Ex. B, sec. 30-020(4)(b))	CRC 6/14: Commissioner Pantley said that the language as written discourages redevelopment. Commissioner Nolen and others asked staff to reconsider.	Staff 7/12: Staff understands the position of Commissioners Nolen and Pantley and so proposes the following: The width of all required buffers shall be measured at right angles to the property line. Regardless of right-of-way expansions in the future due to purchases, dedications, the granting of easements, or any other means, the buffer shall be measured from the property line as it existed on July 1, 2010. Note that much of the land addressed in this regulation is under a development agreement and so is vested to the regulation as it exists today.	N	Opened 5/24 Draft accepted 7/26

Topic/Citation	CRC Discussion, Staff Recommendation, and Public Comment		Affects DT	Status
	<u>CRC 5/24</u> : Commissioner Nolen asked why the supplemental buffer grows when right-of-way grows, even though buildings would not be any closer to the protected residential areas.	<u>Staff 6/14</u> : The purpose of the buffer is to protect against the impacts of noise, glare, and development scale. Streets provide distance from the use, but they do not buffer from glare or noise. For that reason, staff believes the buffer should always be measured from the edge of the right-of-way. At the same time, the text is unnecessarily complex. Staff recommends ending paragraph (b) after the first sentence.		
5. Use of phrase “mature trees” (Pantley) (Ex. B, sec 30-020(4)(d))	<u>CRC 5/24</u> : Commissioner Pantley recommended using the phrase “significant” tree rather than “mature” tree to describe what trees must be retained in the supplemental buffer.	<u>Staff 6/14</u> : Staff concurs and will revise the proposed code.	N	Opened 5/24 Draft accepted 6/14
6. SROs are permitted uses (Pantley) (Ex. B, sec. 40-010)	<u>CRC 5/24</u> : Commissioner Pantley recommended permitting SROs in this zone.	<u>Staff 6/14</u> : Staff concurs and will revise the proposed code.	N	Opened 5/24 Draft accepted 6/14
7. Ensuring car sharing is permitted (Pantley) (Ex. B, sec 40-010)	<u>CRC 5/24</u> : Commissioner Pantley and others wished to ensure that car sharing and bike sharing was not inadvertently precluded in this zone.	<u>Staff 6/14</u> : Car sharing and bicycle sharing are not precluded by OBAT or Overlake Village regulations. The ability to modify parking ratios is provided for in the parking chapter, which will come to the CRC later this year for review.	Y	Opened 5/24 Draft accepted 7/26

Topic/Citation	CRC Discussion, Staff Recommendation, and Public Comment		Affects DT	Status
8. Associations and non-profits as prohibited uses (Chandorkar) (Ex. B, sec. 40-010)	<u>CRC 5/24</u> : Commissioner Chandorkar asked why association and non-profit organizations are prohibited in this zone. He noted that such an organization could be big or small, and might or might not serve the general public.	<p><u>Staff 7/12</u>: Staff agrees that the distinction is unclear. Staff proposes to consolidate the use category called “Associations, Nonprofit Organizations, Etc.” with “Administrative Services” since the latter includes typical office uses. The definition of Administrative Services is proposed to be updated as follows:</p> <p><i>The provision of services such as financial planning, record keeping, personnel employment, logistics, strategic and organizational planning, support staffing, employment agencies, collection agencies, document preparation, telephone answering, telemarketing, court reporting, and steno typing. This definition also includes corporate headquarters and regional offices. <u>It also includes civic, professional membership, social, trade, political, labor, and fraternal organizations; business associations, and other similar organizations.</u></i></p>	N	Opened 5/24 Draft accepted 7/26
9. Residential usable open space (Pantley) (Ex. B, sec. 40-050(2)(b-c))	<u>CRC 7/26</u> : Commissioner Pantley recommended allowing 100% of rooftop open space that is accessible to the public and at street grade to count toward the usable open space requirement.	<p><u>Staff 8/16</u>: Staff has provided language in the CRC recommended text of the Overlake regulations to Council as follows:</p> <p><i>(e) In some circumstances, a rooftop may be accessible from street grade because of significant slopes on a site. In such instances, rooftop open space built at street grade and open to the general public may be used to meet 100 percent of the usable open space requirement.</i></p> <p>Staff has also substituted “rooftop open space” for “rooftop deck” throughout the chapters.</p>	Y	Opened 5/24 Draft accepted 8/16

Topic/Citation	CRC Discussion, Staff Recommendation, and Public Comment	Affects DT	Status
	<p><u>CRC 5/24:</u> Commissioner Pantley recommended that the code be more flexible with respect to the provision of residential usable open space. He said that it would be possible that a rooftop deck would be accessed from ground grade on steep sites. Commissioner Nolen added that he thought roof top gardens should be allowed to count for more than 50% of all residential usable open space.</p> <p><u>Staff 6/14:</u> One important difference between Downtown and Overlake is the amount of open space already available in the neighborhood. The Downtown urban center has about 32 acres of developed park, not counting the Town Center Open Space (44 acres) and the portions of Marymoor Park in the Downtown neighborhood (40 acres). By contrast, the Overlake urban center has none. For that reason, it is important for residential developments in OBAT and Overlake Village to have open spaces on site, at ground level.</p> <p>Revised language regarding residential usable open space for OBAT and Overlake Village borrows from Downtown regulations for the sake of consistency. It reads as follows:</p> <p>(a) <i>Common open space is open space that is open to all residents. It includes landscaped courtyards or decks, gardens with pathways, children’s play areas, and other multi-purpose recreational or green spaces. Except for rooftop decks, it may be used to meet 100 percent of the usable open space requirement.</i></p> <p>(b) <i>Common open space shall be large enough to provide functional leisure or recreational activity as determined by the Technical Committee. The average minimum dimension shall be 20 feet, with no dimension less than 12 feet.</i></p> <p>(c) <i>Private open space is open space that is not open to all residents. It includes balconies, patios and other multi-purpose recreational or green spaces. It may be used to meet up to 50 percent of the open space requirement. Private open spaces shall be at least 50 square feet, with no dimension less than five feet.</i></p> <p>(d) <i>Rooftop decks, whether common or private, may be used to meet up to 50 percent of the usable open space requirement.</i></p>		

Topic/Citation	CRC Discussion, Staff Recommendation, and Public Comment		Affects DT	Status
Overlake Village (OV)				
10. Provide a locator map for each zone (Stewart)	<u>CRC 5/24</u> : Commissioners agreed that providing a locator map for Overlake Village zones would be helpful for code users.	<u>Staff 6/14</u> : A sample is provided below. This would appear as a header on each zone-specific page. 	Y	Opened 5/24 Draft accepted 6/14
11. Be more clear about the role of the incentive program and its relationship to the vision for Overlake Village (Pantley)	<u>CRC 6/14</u> : Commissioner Pantley recommended organizing the regulations so that readers would see the maximum development that could be achieved if a developer chose to use all available incentives, and to work down from there (rather than start with a base and work up from there). He said that this would be clearer for code users. The Commission decided to make the role of the incentive program more clear in the purpose statement for the chapter and to continue to use the “maximum development yield” graphic for each zone.	<u>Staff 7/12</u> : Paragraph 9 of the purpose statement has been expanded so that it reads as follows: <i>The purposes of the Overlake Village regulations are to... “Allow additional building height and density where appropriate through an incentive program to facilitate provision of public and private infrastructure, green buildings, affordable housing, tree retention and open space, while still achieving sustainable, transit-supportive densities.”</i>	N	Opened 6/14 Draft accepted 7/26
12. Evaluate parking requirements for child day cares (McCormick)	<u>CRC 6/14</u> : Commissioner McCormick asked staff to re-evaluate child day care parking requirements, believing them to be too low.	<u>Staff 7/12</u> : Staff investigated the level of complaints about parking related to child day cares and found that there have been no recent complaints. Staff recommends no change to this standard.	Y	Opened 6/14 Draft accepted 7/26
13. Re-evaluate the format for the street cross section table (McCormick and others)	<u>CRC 7/26</u> : The CRC decided it was best to keep a full street cross section in the code. Part of the CRC’s rationale, expressed by Commissioner Miller, was that the full street cross section gives a more accurate representation of the impacts of the street.	<u>Staff 8/16</u> : Staff concurs.	N	Opened 6/14 Draft accepted 7/26

Topic/Citation	CRC Discussion, Staff Recommendation, and Public Comment		Affects DT	Status
	<p><u>CRC 6/14:</u> Commissioner McCormick and others suggested that the street cross section table could be streamlined as long as streets are symmetric around the centerline. Commissioner McCormick also asked staff to check whether one sidewalk on cross section “A” is really bigger than the other.</p>	<p><u>Staff 7/12:</u> The asymmetric sidewalk widths for cross section A are intentional. The asymmetry is intended to provide a multi-use path on one side of the street. Cross section A applies to portions of 148th and 156th Avenues NE.</p> <p>Showing a half-street cross section rather than a full cross section presents two complications. First, cross section A is asymmetric as described above. Second, the centerline is in the middle of the two-way-left-turn lane, and so one of the columns would need to show a half-width element where all others show a full-width element. Staff has drafted the alternative so that the CRC can evaluate options (see end of issues matrix).</p>		
14. Consider allowing additional flexibility in designing residential usable open space, such as by allowing averaging of minimum dimensions (Pantley)	<p><u>CRC 6/14:</u> Commissioner Pantley argued that the current residential usable open space regulations do not allow for sufficient creativity on the part of designers. He suggested allowing minimum dimensions for residential usable open space to be averaged.</p>	<p><u>Staff 7/12:</u> Open space design will be addressed as part of the review of City design standards. In this chapter, a five-foot minimum dimension for private balconies and patios, and a flexible 20-foot minimum dimension for common open space exists. Staff recommends against removing or reducing the existing minimums because they are very small (in the case of five feet) and flexible (in the case of 20 feet).</p>	Y	Opened 6/14 Draft accepted 7/26

Topic/Citation	CRC Discussion, Staff Recommendation, and Public Comment		Affects DT	Status
15. Address steep grade situations and improve regulations for ground-floor residential setbacks (Nolen, Pantley, McCormick)	<u>CRC 6/14</u> : Commissioner Pantley asked staff to ensure that regulations regarding ground floor use requirements addressed situations where the building ground floor and the sidewalk were not at the same level. He also said that requiring a ten-foot setback for ground floor residential uses was not an optimal solution for achieving privacy objectives, and suggested allowing additional flexibility.	<u>Staff 7/12</u> : Regarding residential uses on the ground floor, the code allows for “alternative design solutions” provided that the result retains residential privacy while enhancing the pedestrian environment. Regarding ground-floor uses on sloped sites, the requirement that 50% of the “sidewalk-level” façade be in pedestrian-oriented use applies only to 152 nd Ave. NE. The private property immediately east and west of 152 nd Ave. NE is not steep and so staff does not anticipate difficulty administering this regulation.	N	Opened 6/14 Draft accepted 7/26
16. Sears letter and response		<u>Staff 7/12</u> : Staff has provided a copy of the June 25, 2010 Sears letter and a response from Planning Director Rob Odle. The letter notes code sections in the Overlake Village chapter that staff is proposing to change in response to Sears’ testimony. Those sections are printed below: <i>Section 20, Subarea Map. Add: Locations for new elements such as streets, pathways, stormwater facilities, parks, and plazas are conceptual in nature, subject to refinement through the master planning or other planning process.</i> <i>Section 150-020(3), Incentive Program. Modify: For example, an applicant whose site is shown for a major park on the subarea map in section 20, and who satisfies that requirement must provide additional space for an outdoor plaza in order to receive additional development incentives.</i> <i>Section 150-030(2)(b)(vi), Features Explained. Modify: Be located either near 152nd Avenue NE or provide a clear connection to 152nd Avenue NE through at least one pathway meeting the requirements of Section 140, Urban Pathway.</i>	N	Opened 7/12 Draft accepted 7/26